GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Visakhapatnam-Kakinada Petroleum, Chemical & Petro- Chemical Investment Region Special Development Authority(VK-PCPIR - SDA) - Change of land use from Agricultural & Coastal Recreational Zone use to Industrial use to an extent of Ac.333.40 cents covered in Sy.No.430, 492, 504 to 513/P, 519 to 525 & 532 to 538 of Devada (V), Pedagantyada (M), Visakhapatnam – Confirmation - Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No.223 Dated:01.09.2016

Read the following:-

1. From the Vice Chairman, VK-PCPIR-SDA, Visakhapatnam Rc.No.21115/L6/2011, Dated:14.05.2015.
2. Governemnt Letter No.15533/H2/2011, Dated:02.09.2015.
3. From the Vice Chairman, VK-PCPIR-SDA, Visakhapatnam Rc.No.21115/L6/2011, dated:09.10.2015.
4. Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012
5. Government Memo No.15533/H2/2011, Dated:22.01.2016.
6. Notification No.60, Dated:30.01.2016 published in Part-I of Andhra Pradesh Gazette.
7. From the Vice-Chairman, VKPCPIR-SDA, Visakhapatnam, Lr. Rc.No.21115/2011/L-10, Dated:12.04.2016.

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**ORDER:**

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.60, Part-I, Dated:30.01.2016. In the letter 7th read above the Vice Chairman, VK-PCPIR-SDA, Visakhapatnam has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification no objections and suggestions were received from the public within the stipulated period. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Hyderabad.
The Vice Chairman, Visakhapatnam-Kakinada Petroleum, Chemical & Petro- Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam, 3rd Floor, Udyog Bhavan Complex, Siripuram Junction, Visakhapatnam.
The Vice Chairman,
Visakhapatnam Urban Development Authority, Visakhapatnam.

**Copy to:**

The applicant through Vice Chairman,
Visakhapatnam Urban Development Authority, Visakhapatnam.
The Commissioner,
Greater Visakhapatnam Municipal Corporation, Visakhapatnam.
The Special Officer & Competent Authority,
Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
SC/SF.

//Forwarded :: By Order//

SECTION OFFICER

**APPENDIX**
**NOTIFICATION**

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345 MA & UD (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

[P.T.O.]

**VARIATION**

The site falling in Survey Nos.430, 492, 504 to 512, 513/P, 519 to 525, 532 to 535, 537 and 538 of Devada Village (Palavalasa), Pedagantyada (M), Vishakhapatnam District to an extent of Ac.333.40 Cts. The boundaries of which are given in the schedule below, which was earmarked for Recreational & Open Space use in the Visakhapatnam Metropolitan Region of Visakhapatnam, sanctioned in G.O.Ms.No.345 M.A. & U.D. (H2) Department, dt.30.06.2006 is now proposed to be designated as Industrial use by variation of change of land use, which was shown in Visakhapatnam Metropolitan Region Master Plan of Visakhapatnam and is available in the O/o VKPCPIR-SDA, Visakhapatnam, subject to the following conditions; namely:-

1. That the applicant shall pay the balance development / conversion charges if any, to the VKPCPIR-SDA, Visakhapatnam / Greater Visakhapatnam Municipal Corporation;
2. Subject to all the developmental activities mentioned by Vice Chairman, Visakhapatnam Urban Development Authority in his report, the Thermal Power Plant shall be taken up in accordance with the CRZ Notification, 1991 and Coastal Zone Management Plan;
3. M/s HNPCL approved shall comply conditions stipulated vide letter no 13011/11/90-IA-II(T) dated September 3rd, 1996 and September 10th, 1996 from Ministry of Environmental;
4. In case of change in the scope of the project the firm should approach Ministry of Environment & Forests, Government of India and CRZ clearance as per the provisions of EIA Notification, 2006 and CRZ Notification 1991;
5. The firm should handover the site required for formation 75 mts proposed Express Way in the draft Master Plan to the Competent Authority at free of cost through Registered Gift Deed;
6. The firm should not utilize their remaining land for Industrial use without obtaining change of land use orders from the Government;
7. That the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and VKPCPIR-SDA, Visakhapatnam as per rules in force;
8. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., VKPCPIR-SDA/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved;
9. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
10. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land;
11. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act; and
12. Any other conditions as may be imposed by Vice Chairman, VKPCPIR-SDA, Visakhapatnam.

**SCHEDULE OF BOUNDARIES**

North :Remaining land of HNPCL & others in S.No.506, 507, 536, 433 & 431 of Devada Village, Pedagantyada (M), Vishakhapatnam District and existing 40’ wide road

East :Land belongs to AP Genco in S.No.292 and land belongs to HNPCL in S.No.294 of Appikonda (V), Pedagantyada (M).

South :Vacant land in S.Nos.514, 515, 516, 518, 526, 530 & 538/P of Devada Village, Pedagantyada (M), Vishakhapatnam District

West :Vacant land in S.Nos.501, 502 & 503 of Devada Village, Pedagantyada (M), Vishakhapatnam District

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER